

12/6/10 - Monday, December 6, 2010

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of December 6, 2010

City Hall, Council Chambers, 7:00 p.m.

Members Present: Messrs. Duax, Hibbard, Kaiser, Kayser, Klinkhammer, Larson, Seymour, Pearson

Staff Present: Messrs. Tufte, Noel, Genskow

The meeting was chaired by Mr. Kaiser.

1. CONDITIONAL USE PERMIT (CZ-1022) “ University>

Mr. Tufte presented a request to allow university>

Applicant, Cheryl Carter with Concordia University Wisconsin, spoke in favor of the application.

Mr. Klinkhammer moved to approve the conditional use permit as per the original conditions and added no expiration date. Mr. Kayser seconded and the motion carried.

2. SITE PLAN (SP-0538 Amd.) “ Luther Hospital Helicopter Pad

Mr. Tufte presented a request to amend and approve a site plan for an emergency helicopter pad in a parking lot on Cameron Street. Two traffic control islands will be removed to accommodate the pad. The loss of eight stalls will not affect the hospital™s parking requirements.

Applicant, Disa Wahlstrand with Ayres Associates, stated landings will occur maybe once a year. More safety measures such as temporary barricades could be used. They screened various locations through FAA criteria. The decision was made because of patient-care factors. No lighting or structures are needed for the emergency purpose.

Mr. Klinkhammer moved to approve the amended site plan subject to FAA/Bureau of Aeronautics approval and a copy of the approval letter is returned to the case file. Mr. Pearson seconded and the motion carried.

3. SITE PLAN (SP-1041) “ Parking Waiver, 2323 Martin Street

Mr. Tufte presented a request to approve a site plan for a change of use of a property which increases the required parking for the property, and to approve parking within 500™ of the lot. The new use will be temporary for Cartridge World retail store. Workers will recycle and fill ink cartridges for resale. Required parking for the site is 50 stalls. The site has eight stalls, but the applicant gained a lease agreement with the adjacent Salvation Army to use 40 of their stalls.

Applicant, John Hintz with Royal Technology, Inc., spoke in favor of the proposal and said 50 jobs will be created. He stated employees will have to park in the Salvation Army lot, not on Martin Street to cause on-street parking conflicts.

Mr. Kayser moved to approve the site plan parking waiver and one condition of the staff report. Mr. Hibbard seconded and the motion carried.

4. DISCUSSION/DIRECTION

A. Sign Code Amendment “ Auto Sales Lot

Pat Ivory noted how current code only allows car dealers, via a conditional use permit, two ground signs; that is if there are two franchises. The Plan Commission asked to add a provision for both new and used ground signs. One option would be for a conditional use permit with standards to allow for a second sign, whether it would be for a new, used, or another franchise sign. The second option would allow the same, but by sign permit. Also, a change is proposed for the temporary sign code which would clarify wording for balloon signs, that is, those inflated by mechanical means, are permitted.

Commissioners preferred option #1 and noted several minor text changes to the amendment.

B. Land Use Analysis “ Western Avenue

Mr. Tufte presented that there are a lot of nonconforming uses along Western Avenue, but some have overlapping permitted uses. Several examples of existing nonconformities are: six single-family homes and a mobile home park having industrial zoning, five businesses having industrial zoning, many single-family homes having R-3 zoning, a commercial business having R-3 zoning, and some lots having dual zoning. The Comprehensive Plan shows industrial designation along the west side on Western Avenue up to Eddy Lane and mostly residential designation on the east side.

Mr. Duax noted several rezonings that could take place to rectify difficult situations.

Most commissioners, however, felt that changes will occur incrementally and will be sufficient for addressing this area.

C. Private Drives

Mr. Tufte provided background on the current ordinance and noted that it is the Plan Commission™s approval decision for private drives.

Mr. Hibbard stated private streets should not be allowed for condo plats because of possible failures in home owners associations; and then the City would have to take over the problem. Private drives can also cause a problem for fire and student bus services.

Mr. Duax noted the code should clearly state that privates drives are not allowed as a substitute for public streets in new subdivisions.

Commissioners discussed that they want to strengthen the code so that the City prefers public streets over private streets and to put forth standards for judging private street proposals. Staff will conduct some research for the commission.

D. Parking of vehicles, Boats, Trailers, etc., in residential Districts

Mr. Tufte presented City history on this issue and research on what other cities require for parking on yards. He summarized the current ordinance; and since 1990, if anyone wants to install a crushed-rock driveway, they need to get commission approval. He specifically noted parking areas for each yard, but that code does not address parking of trailers and boats. He reiterated that still there is no front yard parking allowed unless it is on a hard surface.

Commissioners discussed possible yard parking situations and what to do. They directed staff to look into what the cities of La Crosse and Menomonie have done.

E. Canceling of December 20, 2010 meeting

There are no business items for this meeting, therefore, it is canceled.

F. Code Enforcement Items

None.

G. Future Agenda Items

None.

5. MINUTES

The minutes of the meeting of November 15, 2010, were approved.

Joseph Seymour
Secretary